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**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2011-0341C      **ZAP COMMISSION DATE:** June 5, 2012

**PROJECT NAME:** River Place Medical Office

**ADDRESS:** 6611 River Place Blvd.

**WATERSHED:** Panther Hollow & West Bull Creek (Water Supply Rural & Suburban)

**AREA:** 7.67 Acres

**APPLICANT:** River Place Village Condominiums, LTD (Pete Dwyer)  
9900 Highway 290 East  
Manor, Texas 78653

**AGENT:** Bury & Partners, Inc. (Darren Huckert) (512) 328-0011  
221 West Sixth Street, Ste. 600  
Austin, TX 78701

**CASE MANAGER:** Sue Welch      (512) 974-3294  
[sue.welch@austintexas.gov](mailto:sue.welch@austintexas.gov)

**EXISTING ZONING:** GO-CO

**PROPOSED USE:** The applicant is proposing construction of 3-story medical office building with parking and associated improvements.

**REQUEST:** The site is located within 1000' of FM 2222, moderate intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

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2**ZONING AND PLATTING COMMISSION ACTION:****PROJECT INFORMATION:**

A Unified Development Agreement was created with the subdivision road to provide for compliance with impervious cover and undisturbed area limits on lots 1-7 as a whole. \*\*

**LEGAL DESCRIPTION:** Lot 2, Block A of the Twenty-Two Twenty-Two Business Park

**EXIST. ZONING:** GO-CO

**PROPOSED USE:** Medical Office

**ALLOWED F.A.R.:** .25:1\*

**PROPOSED F.A.R.:** 0.12:1

**ALLOWED HEIGHT:** 40'

**PROPOSED HEIGHT:** 36' (3 stories)

**MAX. BLDG. COVERAGE:** 60%

**PROPOSED BLDG. CVRG:** 12,000 sf (12.3%)

**MAX. IMPERV. CVRG.:** 40%\*\*

**PROPOSED IMP. CVRG.:** 1.78 ac. (23.2%)

**MIN. REQ. HC NATURAL AREA:** 40%

**PROVIDED:** 40%

**REQUIRED PARKING:** 180

**PROPOSED PARKING:** 180

\* HCRO

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is currently undeveloped, except for a water quality/detention pond that was built with the subdivision. Lot 2 is zoned GO-CO; the conditional overlay is for all structures constructed beyond 100 feet from FM 2222 and which for office and retail uses may not exceed 40 feet in height from ground level on the property. Automotive uses are also prohibited on this tract. The applicant is complying with these conditions. The proposed development is a 3-story medical office building, with associated parking and improvements. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities. The site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the Bull Creek Watershed and Panther Hollow watersheds, and is subject to Water Supply Suburban and Rural Watershed regulations. There are no critical environmental features. The applicant worked with staff to revise the site plan layout to preserve several heritage-size trees. An Integrated Pest Management Plan for this site has been approved.

**Transportation:** Joint access to the proposed site will be taken from off Sitio Del Rio Blvd, a private drive built with the subdivision. A Traffic Impact Analysis (TIA) was approved, and the development is consistent with the assumptions and is in compliance with the approved TIA. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Sitio Del Rio Blvd., GR and CS-CO, retail/restaurants

**East:** GR-CO, office/daycare and P, water tank

**West:** River Place Blvd. (ROW 90+'), and SF-5, undeveloped

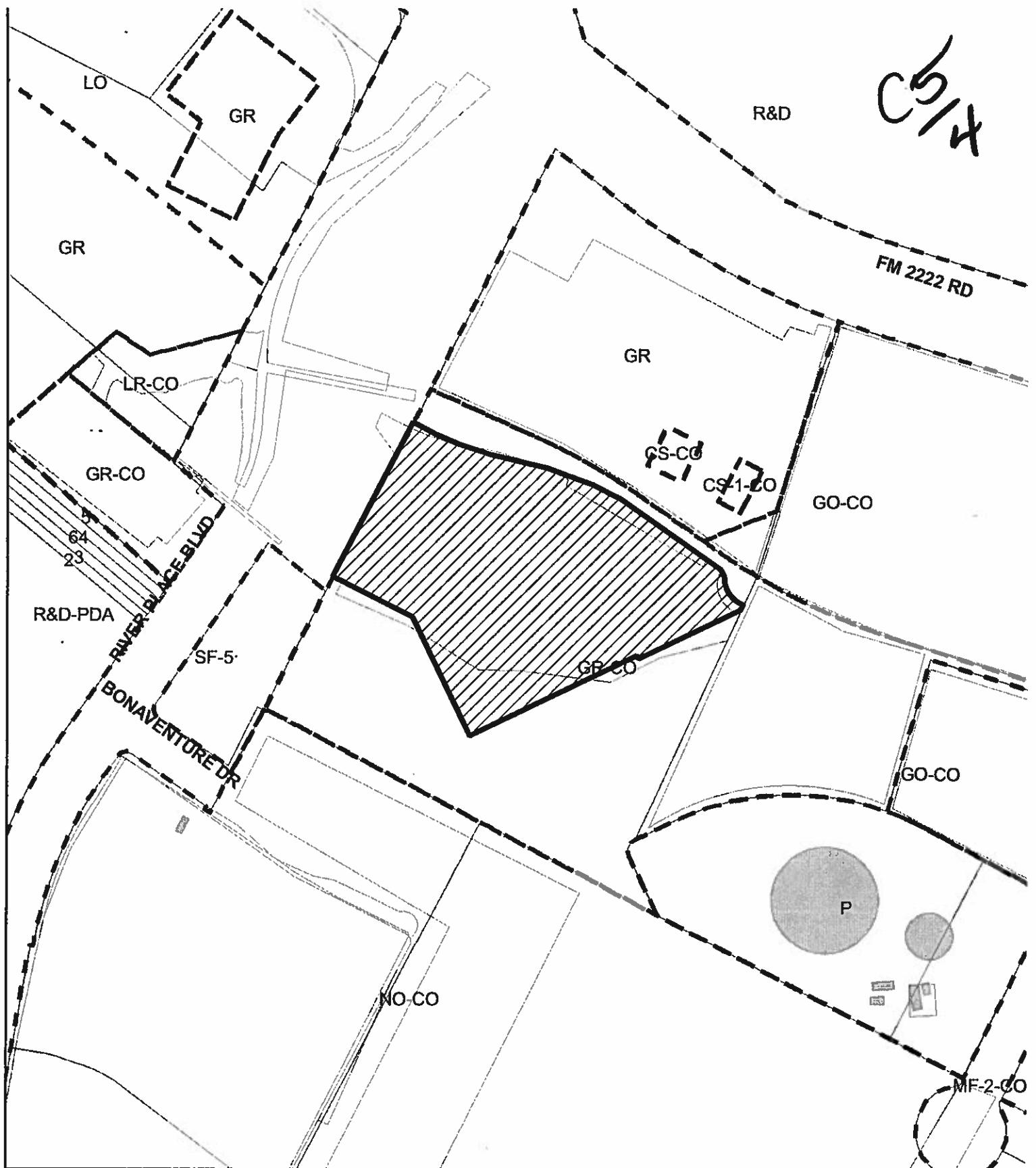
**South:** NO-CO, civic and undeveloped

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<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Sitio del Rio Blvd.	70'	2@20'	Local
FM 2222	varies	110'	Major Arterial


**NEIGHBORHOOD ORGANIZATION:**

Austin Heritage Tree Foundation  
 Bull Creek Foundation  
 Courtyard Homeowners' Association  
 Glenlake Neighborhood Association  
 Homeless Neighborhood Association  
 Homebuilders Association of Greater Austin  
 Lake Austin Collective  
 Leander ISD  
 League of Bicycling Voters  
 Long Canyon Homeowners Association  
 Long Canyon Phase II Homeowners Association  
 Real Estate Council of Austin, Inc.  
 River Place Residential Community Assoc., Inc.  
 Sierra Club  
 Steiner Ranch Community Association  
 Super Duper Neighborhood Objectors and Appealers Organization  
 2222 Coalition of Neighborhood Association, Inc.



# SITE PLAN

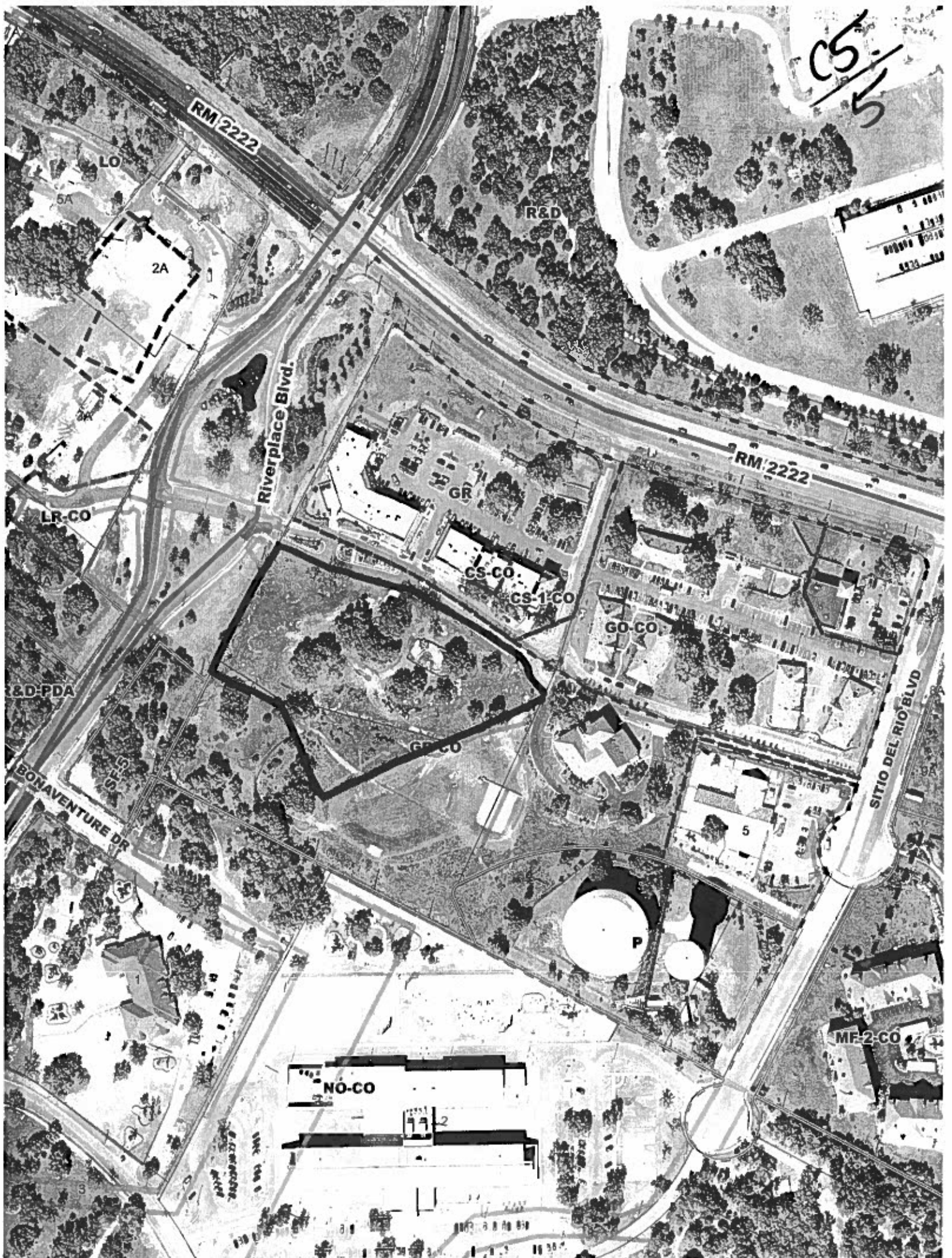
 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: SPC-2011-0341C  
 ADDRESS: 6611 River Place Blvd.  
 GRID:  
 MANAGER: Sue Welch

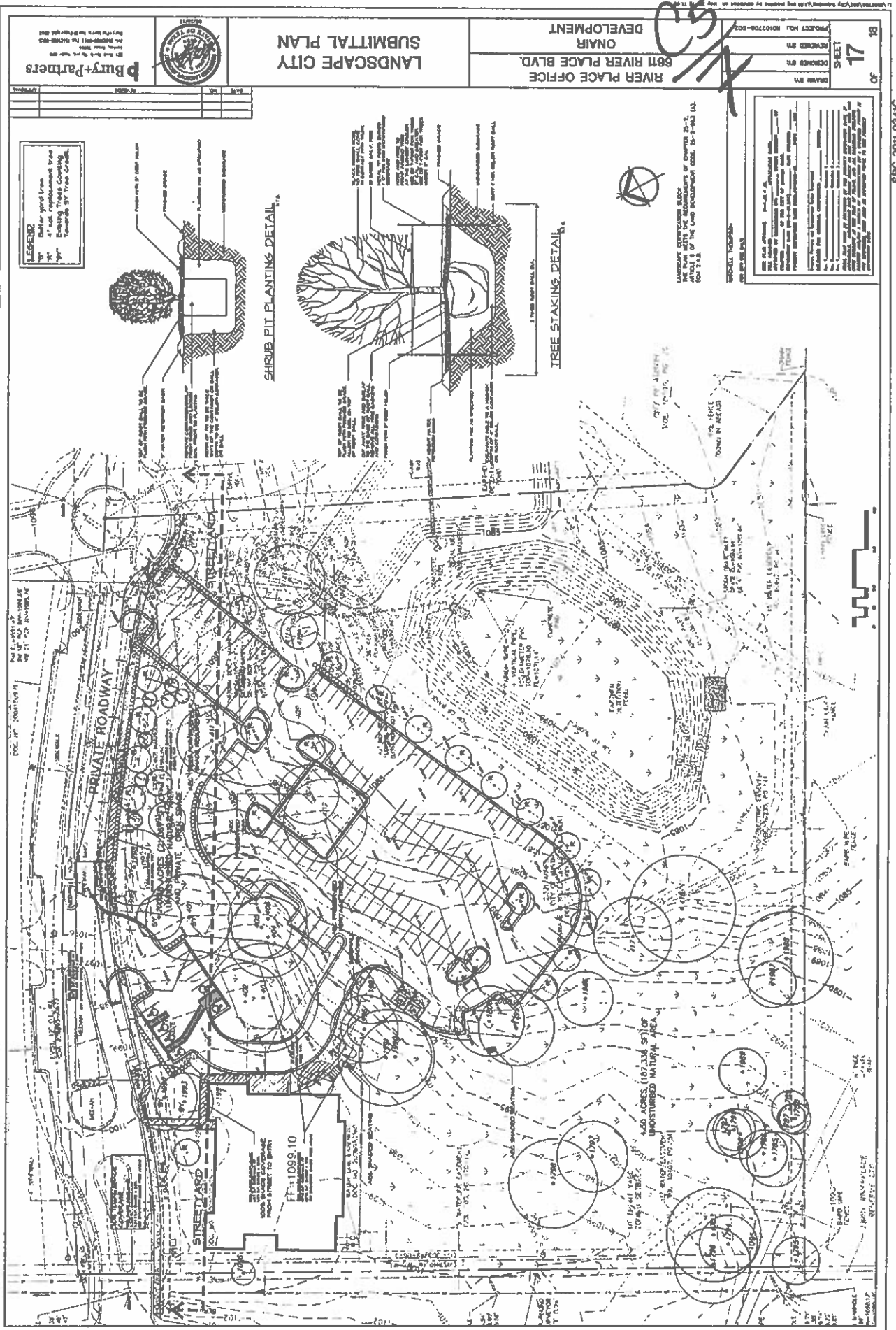
OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.









PROJECT NO. 1002008-002

REVISIONS

DATE

BY

CHK

APP

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SHEET

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DRIVER BY

DESIGNED BY

REVIEWED BY

PROJECT NO.

681 RIVER PLACE BLVD.

ONAIR

DEVELOPMENT

LANDSCAPE CITY

SUBMITTAL PLAN

**P. Bury+Partners**  
Professional Engineer  
No. 1002008-002  
P.E. No. 1002008-002  
P.E. No. 1002008-002

LEGEND  
- Before yard line  
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